

PLANNING AND ZONING COMMISSION  
STAFF REPORT

June 3, 2010



**Rezoning RZ10-11: Kenneth W. Crenshaw**

**CASE DESCRIPTION:** a request to change the zoning classification from Industrial District (I) to Mixed Use Residential District (MU-1)

**SIZE AND LOCATION:** 1.06 acres of land out of Stephen F. Austin League No. 10, A-63 adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas

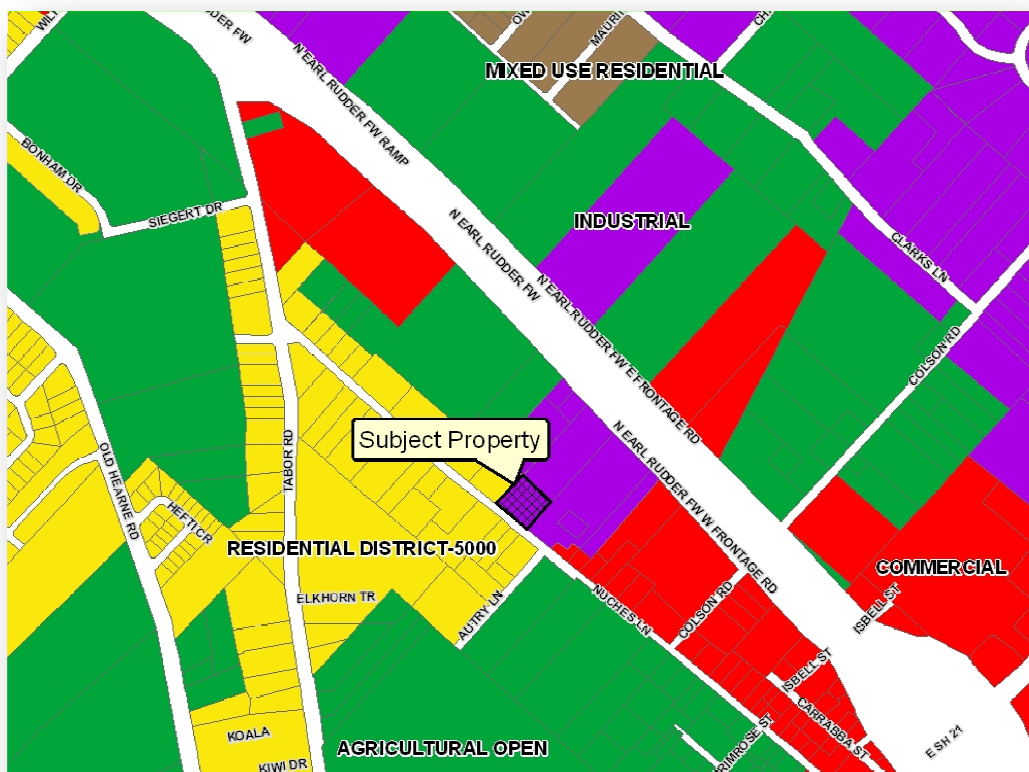
**EXISTING LAND USE:** vacant land

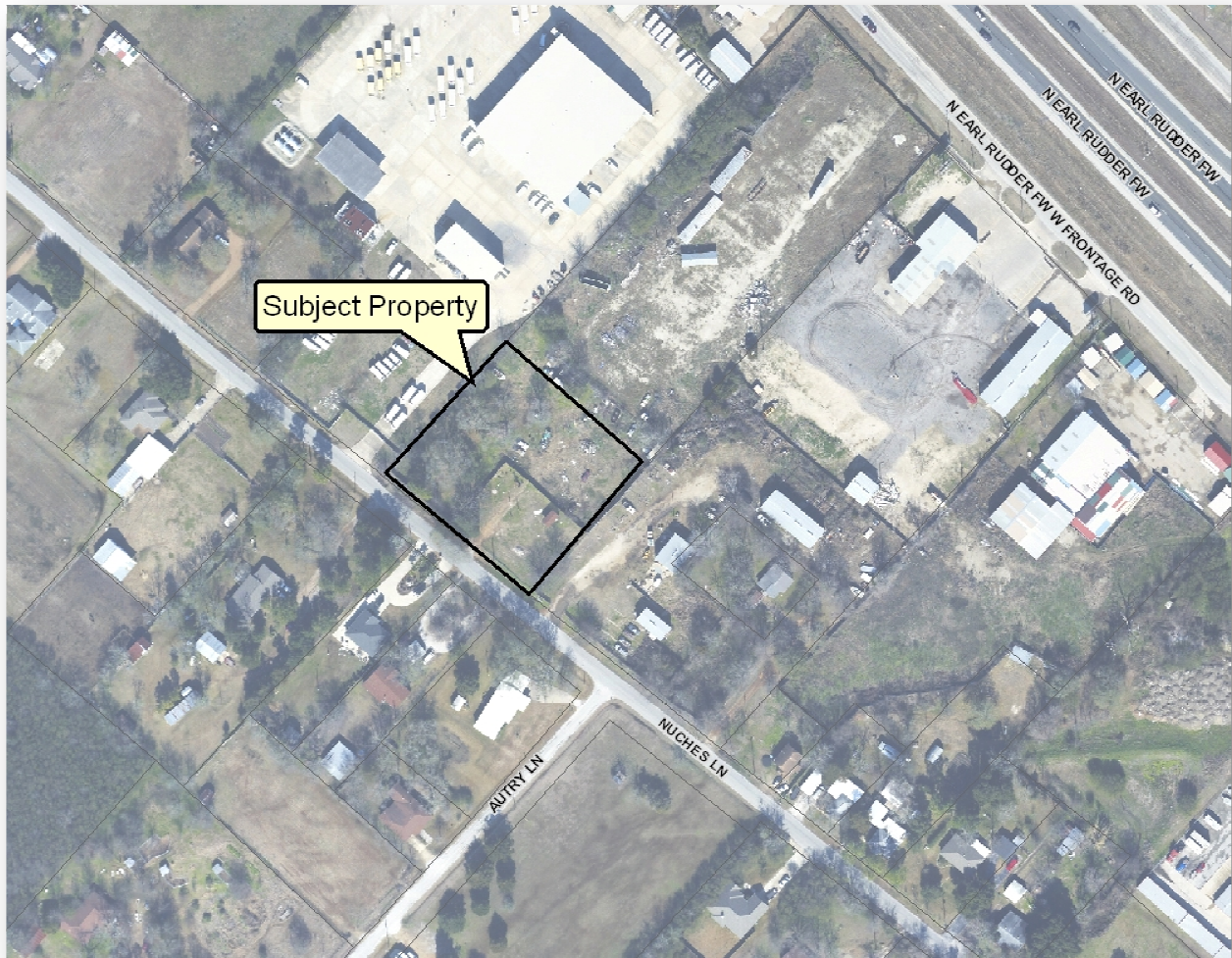
**EXISTING ZONING:** Industrial District (I)

**APPLICANT(S):** Kenneth Crenshaw

**STAFF CONTACT:** Randy Haynes, Project Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** MU-1 zoning, as requested.



**AERIAL VIEW:****BACKGROUND:**

The subject property is currently zoned Industrial District and has been in the possession of the owner/applicant's family for many years. Mr. Crenshaw's grandfather resided on the subject property in a residence that was destroyed by fire a number of years ago. The applicant wishes to develop a portion of the vacant land facing Nuches Lane for residential use and would like to have the option of placing manufactured homes on the property.

Residential District – 5000 (RD-5) and Mixed Use Residential (MU-1) zoning districts are both intended to provide development opportunities for detached single-family dwellings. The only difference between RD-5 and MU-1 zoning is that MU-1 zoning allows manufactured homes on individual lots and manufactured housing land lease communities with approval of a Conditional Use Permit from the Planning and Zoning Commission.

**EXCERPT FROM REZONING APPLICATION:**

Please list the reasons for this rezoning request:

*Owner wishes to divide property to create 2 new  
residential lots facing Nueces Lane*

List the changed or changing conditions in the area or City which make this zone change necessary:

*Increase of lots facing Nueces Lane being  
Used for residential purposes*

Indicate whether or not this zone change is in accordance with the Future Land Use Plan. If it is not, explain why the Plan is incorrect:

List any other reasons to support this zone change:

*Zoning change will ~~create~~ improve existing curb appeal of  
property with development of residential lots*

**RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

Bryan's Comprehensive Plan is the framework for the establishment of zoning and other regulatory tools. The Planning and Zoning Commission shall use the plan as a decision guide relating to adopted planning policies and goals when making its recommendation regarding this proposed zoning change. The following excerpts from the Comprehensive Plan relate to this case:

## Chapter 5: Land Use

### 5.5. Land Use Policies

#### Use-Specific Land Use Policies

Low Density Residential land serves to provide housing and living units for a variety of people with a range of incomes and needs. It predominantly consists of detached single family dwellings but may consist of other housing types as long as densities remain low; up to 8 dwelling units per acre.

#### Redevelopment and Infill Policies

##### Policy statements:

- The City of Bryan will encourage and promote compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.
- Residential redevelopment and infill shall be sensitive to the context within which it occurs. Contextual standards shall be included to ensure compatibility with surrounding residential areas, to include lot size, setbacks, density, building height and mass and architectural design.

#### Land Use Goal #1:

Achieve a balance of land uses within the city.

#### Land Use Goal #1, Objective A:

Achieve a sustainable mix of land use types in suitable locations, densities and patterns.

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**The neighborhood surrounding the subject property is typified by a significant amount of open space. In addition to conventional single-family homes, a number of manufactured homes exist in the area. Although classified a collector street on Bryan's Thoroughfare Plan, this northern portion of Nuches Lane currently functions very much like a local street lined with larger tracts that comprise a rural-residential neighborhood. As the development pattern exists currently, any heavy commercial or industrial use abutting Nuches Lane would be undesirable. Staff contends that changing the zoning of the subject tract from Industrial to MU-1 District will fit with the stated goals of the comprehensive plan as it will encourage infill development that is compatible with the already existing surrounding uses.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Changing the zoning designation on the subject property to MU-1 District is not expected to measurably impact any public improvements. Any issues regarding capacity will be addressed at the time of development.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**Staff contends that approving this zone change request will not make land classified for similar development in the vicinity or elsewhere in the City unavailable for residential development.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff contends that residential development utilizing manufactured housing has been stagnant in recent years but interest in this housing type is increasing at a modest pace in this vicinity and elsewhere in the city.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**Staff believes approval of the proposed zone change would have no effect on other areas designated for similar development.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff believes that MU-1 zoning at this location will have no adverse effects on nearby properties, many of which are developed with manufactured housing.**

#### **RECOMMENDATION:**

Staff recommends **approving** the requested rezoning to MU-1 District.